

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner II

**SUBJECT:** SP 7-7-05 / 05-570 / NationsRent / 6580 State Road 84/ Generally located on the southeast corner of Interstate-595 and College Avenue

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SP 7-7-05 / 05-570 / NationsRent / 6580 State Road 84

### **REPORT IN BRIEF:**

The subject site is a 10.4 acre of land located on the southeast corner of Interstate-595 and College Avenue. The petitioner is proposing a 4,260 sq. ft. addition to the existing equipment service building, as well as site modifications. The entire existing building is 29,072 sq. ft. and 33,332 sq. ft. upon approval.

The subject site is zoned M-4 (County), Limited Heavy Industrial District which is not a valid Town of Davie zoning district. Therefore, as a condition of site plan approval and at staff's request, the property owner agreed to rezone the subject site to a Town designation. The petitioner has requested to rezone the subject site from M-4 (County), Limited Heavy Industrial District to M-3, Planned Industrial Park District.

The subject site design meets the intent of the M-3, Planned Industrial Park District with a minimal designed emphasis for on-site pedestrian movement. The petitioner does propose to place a continuous sidewalk along the western and northern property lines with crosswalks at each vehicular opening. Customer parking is proposed along the northern and western sides of the existing building. Vehicular storage is located in the southern portion of the site and along the eastern property line.

The architectural design of proposed 4,260 square foot addition reflects the existing design of the NationsRent building. The building addition is designed with a polar white colored CBS exterior wall, clean vertical and horizontal score lines, yellow overhead doors, and metal louvers.

Main access point to the subject site is via an opening along College Avenue and State Road 84. The subject site meets the Land Development Code parking requirements. The petitioner provided one-hundred twenty-two (122) standard parking spaces and six (6) handicapped spaces for a total of one hundred twenty-eight (128). The Land Development Code requires one-hundred twenty-seven (127) parking spaces based on the square footage of uses. The proposed site plan indicates two (2) required loading spaces along the southern side of the existing building. The appropriate traffic devices and/or signs shall be installed to eliminate any type of traffic hazards in these areas.

The proposed addition to the existing building is compatible with the zoning, land use, and uses along State Road 84.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

At the March 7, 2006, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and the following items: 1) that the construction trailer is only temporary as well as the fenced area around it; 2) that the rear stairs which is to be added for the office area be designed as an architectural element verses an industrial element; and 3) that the crosswalks be striped. **(Motion carried 3-0, Mr. Breslau and Aucamp were absent)**

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Petitioner:**

**Name:** Doug Snyder  
**Address:** 888 South Andrews Avenues, Suites #300  
**City:** Ft. Lauderdale, Florida 33316  
**Phone:** (954) 764-6575

**Owner:**

**Name:** NationsRent  
**Address:** 450 East Las Olas Boulevard, Suite 1400  
**City:** Ft. Lauderdale, Florida 33301  
**Phone:** (954) 759-5804

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**Background Information**

**Application Request:** Site plan approval for an addition to the existing equipment service building, as well as site modifications

**Address:** 6850 State Road 84

**Location:** Generally located on the southeast corner of Interstate-595 and College Avenue

**Future Land Use Plan Map:** RAC, Regional Activity Center

**Existing Zoning:** M-4 (County), Limited Heavy Industrial District

**Proposed Zoning:** M-3, Planned Industrial Park District

**Existing Use(s):** Showroom, Office, Equipment Service, Storage: Total 29,072 sq. ft.

**Proposed Use(s):** New equipment service building 4,260 sq. ft. and modified site area

**Parcel Size:** 10.4 acres (453,003 Square Feet)

**Surrounding Uses:**

**North:** Transportation  
**South:** Regional Activity Center  
**East:** Regional Activity Center  
**West:** Regional Activity Center

**Surrounding Land****Use Plan Map Designations:**

Interstate-595  
 B.C. Bus Storage Yard  
 Flex Warehouse  
 Flex Warehouse

**Surrounding Zoning:**

**North:** T, Transportation District & M-4 (County), Limited Heavy Industrial District  
**South:** M-4 (County), Limited Heavy Industrial District  
**East:** M-4 (County), Limited Heavy Industrial District  
**West:** M-3, Planned Industrial Park District (Old Code)

## Zoning History

**Related Zoning History:**

Town Council approved the Regional Activity Center Land Use Plan Classification in 1998.

**Previous Requests on same property:**

*Site Plan Application* (SP 3-10-98), on June 2, 1999, Town Council approved this application for NationsRent.

*Site Plan Modification Application* (SP 11-10-99), on December 15, 1999, Town Council approved this application for NationsRent.

*Temporary Use Application* (TU 6-1-03), on June 18, 2003, Town Council approved this application NationsRent.

**Concurrent requests on same property:**

*Rezoning Application* (ZB 1-1-06), this application is proposing to rezone the approx. 10.4 acre NationsRent site from: M-4 (County), Limited Heavy Industrial District, to: M-3, Planned Industrial Park District.

## Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code, Section 12-24, Statement of purpose and intent of zoning district, Planned Industrial Park (M-3) District.* The M-3 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for planned industrial parks which can accommodate light, medium or selected heavier industrial uses in an open, uncrowded and attractive manner through limitations on setbacks and coverage. M-3 districts are not intended for locations abutting residential property.

*Land Development Code, Section 12-83, Conventional Nonresidential Development Standards for Planned Industrial Park (M-3) District, minimum lot area 43,560 sq. ft., minimum lot frontage 150', maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 20%.*

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## **Comprehensive Plan Considerations**

This parcel is inside the Regional Activity Center Future (RAC) Land Use Plan designation that was adopted by Town Council in 1998.

### **Planning Area:**

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated industrial on Nova Drive.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Element, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

*Future Land Use Plan, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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## **Application Details**

The applicant's submission indicates the following:

1. *Site:* The subject site is a 10.4 acre of land located on the southeast corner of Interstate-595 and College Avenue. The petitioner is proposing a 4,260 sq. ft. addition to the existing equipment service building, as well as site modifications. The entire existing building is 29,072 sq. ft. and 33,332 sq. ft. upon approval.

The subject site is zoned M-4 (County), Limited Heavy Industrial District which is not a valid Town of Davie zoning district. Therefore, as a condition of site plan approval and at staff's request, the property owner agreed to rezone the subject site to a Town designation. The petitioner has requested to rezone the subject site from M-4 (County), Limited Heavy Industrial District to M-3, Planned Industrial Park District. To the north of the subject site is State Road 84 zoned T, Transportation District & M-4 (County), Limited Heavy Industrial District. To the east and west of the subject site is flex warehousing zoned M-4 (County), Limited Heavy Industrial District and M-3, Planned Industrial Park District (Old Code) respectively, and to the south is Broward County's Bus Storage and Service Yard zoned R-5, Low Density Dwelling District.

The subject site design meets the intent of the M-3, Planned Industrial Park District with a minimal designed emphasis for on-site pedestrian movement. The petitioner does propose to place a continuous sidewalk along the western and northern property lines with crosswalks at each vehicular opening. Customer parking is proposed along the northern and western sides of the existing building. Vehicular storage is located in the southern portion of the site and along the eastern property line.

2. *Architecture:* The architectural design of proposed 4,260 square foot addition reflects the existing design of the NationsRent building. The building addition is designed with a polar white colored CBS exterior wall, clean vertical and horizontal score lines, yellow overhead doors, and metal louvers.
3. *Access and Parking:* Main access point to the subject site is via an opening along College Avenue and State Road 84. The subject site meets the Land Development Code parking requirements. The petitioner provided one-hundred twenty-two (122) standard parking spaces and six (6) handicapped spaces for a total of one hundred twenty-eight (128). The Land Development Code requires one-hundred twenty-seven (127) parking spaces based on the square footage of uses. The proposed site plan indicates two (2) required loading spaces along the southern side of the existing building. The appropriate traffic devices and/or signs shall be installed to eliminate any type of traffic hazards in these areas.
4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.

6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster and cooling tower area is screened with thirty-six (36) inch high planting material.
  7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit. The petitioner is proposing a lake in along the southern portion of the site to met drainage requirements.
  8. *Compatibility:* The proposed addition to the existing building is compatible with the zoning, land use, and uses along State Road 84.
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### **Significant Development Review Agency Comments**

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Planning and Zoning:**

1. The exterior light pole in the south western corner is not shown on the photometric plan (*This comment has not been complete*)
2. As per § 12-260, the spillover measurements on the property line shall not exceed .5 foot-candle, therefore, provide measurements along the property lines. (*This comment has not been complete*)

#### **Engineering:**

1. To allow for safe traffic circulation, eliminate the first parking entry immediately south of site main entrance. Curbing should extend to island to the south which will close opening. (*This has been completed*)
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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. As per the Town of Davie Code, the petitioner conducted two (2) meetings with the public on September 1, 2006 and September 8, 2006. The meetings were held at the Town Hall Community Room. The petitioner sent forty-one (41) notices to the surrounding property owners. There was no public attendance at either meeting.

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## Staff Analysis

The submitted site plan has a proposed zoned of M-3, Planned Industrial Park District and is designated Regional Activity Center on the Town of Davie Future Land Use Map. NationsRent storage of construction vehicles and repair is permitted in both this zoning district and land use category.

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## Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the M-3, Planned Industrial Park District regulations, and Town of Davie Comprehensive Plan. The site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. Furthermore, the proposed site plan is compatible with the surrounding uses and properties.

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## Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

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## Site Plan Committee Recommendation

At the March 7, 2006, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and the following items: 1) that the construction trailer is only temporary as well as the fenced area around it; 2) that the rear stairs which is to be added for the office area be designed as an architectural element verses an industrial element; and 3) that the crosswalks be striped. **(Motion carried 3-0, Mr. Breslau and Aucamp were absent)**

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## Town Council Action

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## Exhibits

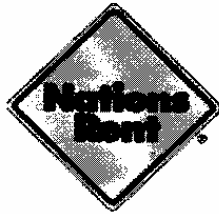
1. Site Plan
2. Public Participation Summary
3. 1,000 ft. Mailout List
4. Future Land Use Plan Map
5. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



## Exhibit 2 (Public Participation Summary)



**Michelle G. Kuper**  
**Architectural Design Manager**  
**Real Estate and Construction Department**  
450 East Las Olas Boulevard, 14<sup>th</sup> Floor  
Fort Lauderdale, Florida 33301  
(954) 759-5837  
(954) 759-5887 – FAX  
E-mail: [mkuper@nationsrent.com](mailto:mkuper@nationsrent.com)

### CITIZEN PARTICIPATION PLAN ACKNOWLEDGEMENT

September 6, 2005

**Town of Davie**  
**Development Service Department**  
**Planning and Zoning Division**  
6591 Orange Drive  
Davie, Florida 33314

**Re: Citizen Participation Plan for: NationsRent, 6580 State Road 84**  
**Project Number: SP 7-7-05**

Dear Staff:

As required by Davie Ordinance No. 2004-31, the purpose of this letter is to provide your department an update in regards to our scheduled meetings for our compliance with the Citizen Participation Plan.

Originally, our meetings were scheduled for August 25<sup>th</sup> and September 1<sup>st</sup>, 2005 at 3:00 pm in the Town Hall Community Room. As a result of Hurricane Katrina, the August 25<sup>th</sup> meeting was cancelled, and the September 1<sup>st</sup> meeting became the first. Furthermore, our second meeting was rescheduled for September 8<sup>th</sup>, 2005 at 3:00 pm, and all parties were notified by mail and the Town Clerk's office. Please see attached letter indicating the change in dates for your records.

From the time our revised notices were sent out, we have not received any inquiries by phone, mail, or e-mail in regards to our scheduled meetings. Please be advised that the only attendees for our first meeting on September 1<sup>st</sup> were Jorge Martin and Brian Bradley of NationsRent and Doug Snyder of Falkanger Snyder Martineau Yates Architects-Engineers.

Because there was no attendance from any parties, our second meeting is automatically cancelled. This information should satisfy the requirements of the public participation and the application review process.

Sincerely,

**Michelle G. Kuper**  
**Architectural Design Manager**  
**NationsRent®**

### Exhibit 3 (1,000 ft Mailout List)

Masters Medical Inc.  
2700 N Military Trail Ste 220  
Boca Raton, FL 33431-6394

Chareles & Elizabeth McGee  
PO Box 2395  
Chiefland, FL 32626-2395

2201 College Ave LLC  
2201 College Ave  
Davie, FL 33317-7302

American Marketing Westport Ltd.  
PO Box 292037  
Davie, FL 33329-2037

Anderson,Carroll Ray Rev Tr  
2250 SW 66 Terrace  
Davie, FL 33317

Davie Precast Inc.  
2396 SW 66 Terrace  
Davie, FL 33317

Loscalzo Properties LLC  
2385 SW 66 Terrace  
Davie, FL 33317

RPM Colission & Frame Inc  
2301 SW 66 Terrace  
Davie, FL 33317

Rand Industries Rlty #101 L P  
2240 SW 70 Ave Unit H  
Davie, FL 33317-7112

Signature Grand LTD  
6900 State Rd 84  
Davie, FL 33317-7308

State Of Florida,DOT  
3400 W Commercial Blvd  
Fort Lauderdale, FL 33309-3421

Anderson,Carroll Ray Tr  
4950 SW 111th Terrace  
Fort Lauderdale, FL 33328-3903

Broward County School Board  
600 SE 3 Ave  
Fort Lauderdale, FL 33301-3125

Sarah Banaszak  
1108 S North Lake Drive  
Hollywood, FL 33019-1317

Bisogno,V & Giovannino  
5801 Hood Street  
Hollywood, FL 33021-3235

Sci Funeral Serv Of FL Inc  
PO Box 130548  
Houston, TX 77219-0548

Stillbrooke Corp Of FL  
PO Box 130548  
Houston, TX 77219-0548

FL Power & Light Co  
PO Box 14000  
Juno Beach, FL 33408-0420

Maxan Corp  
5255 Collins Ave #L-1  
Miami Beach, FL 33140

Ellison,Patricia Rev Tr  
2038 SW Olympia Club Terrace  
Palm City, FL 34990

Southeast Mini-Storage Lts Prtn  
Dept 201 PO Box 4900  
Scottsdale, AZ 85261-4900

Dachton,Paul M & Anna E  
3450 Lone Wolf Trail  
St. Augustine, FL 32086

South FL Water Mgmt Dist  
PO Box 24680  
West Palm Beach, FL 33416-4680

Tom Truex  
Mayor

Lisa Hubert  
Vice Mayor

Michael Crowley  
Councilmember

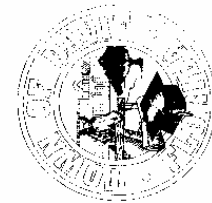
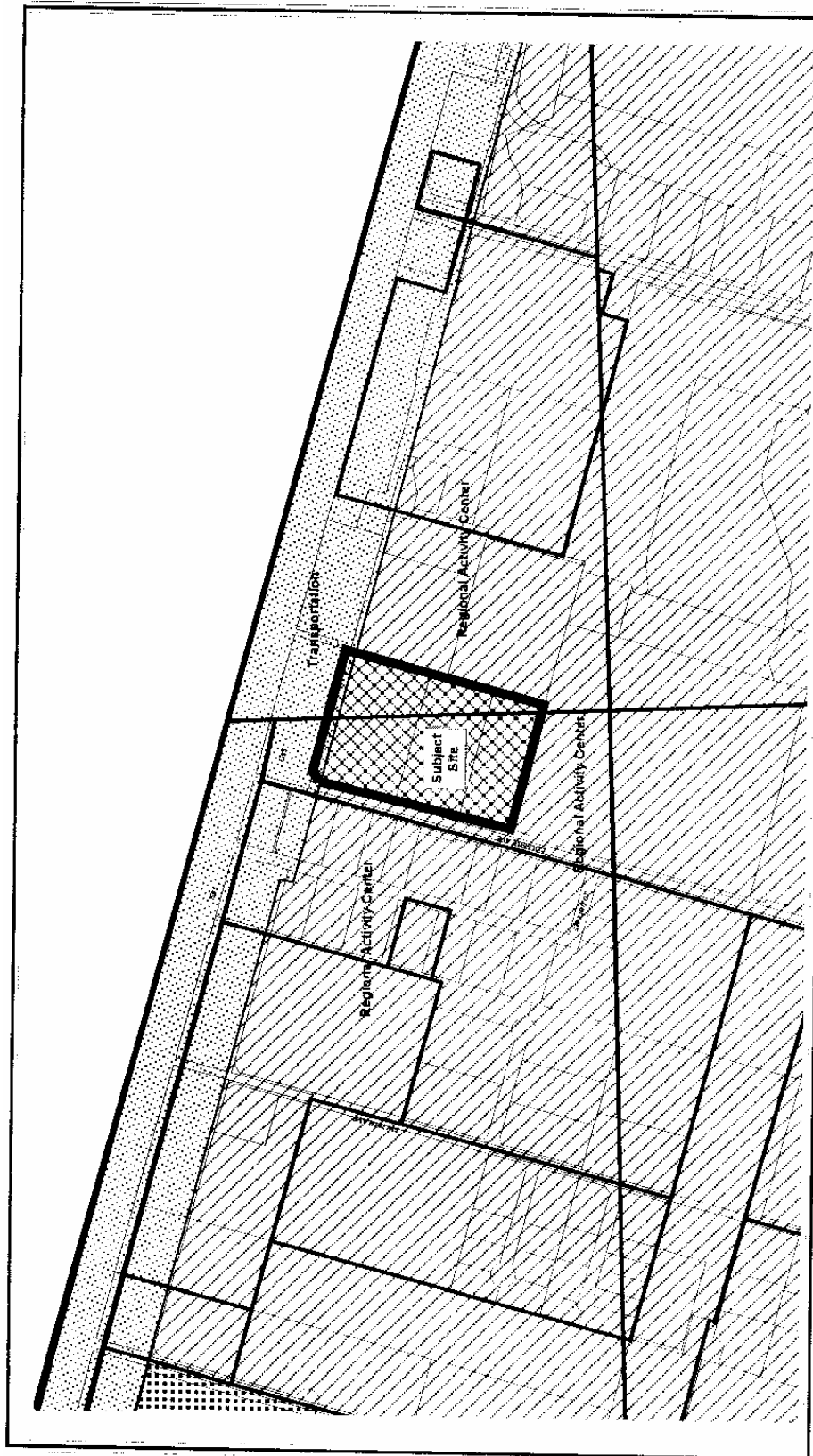
Susan Starkey  
Councilmember

Judy Paul  
Councilmember

Chris Kovanes  
Town Administrator

Town Administrator's Office

Exhibit 4 (Future Land Use Map)



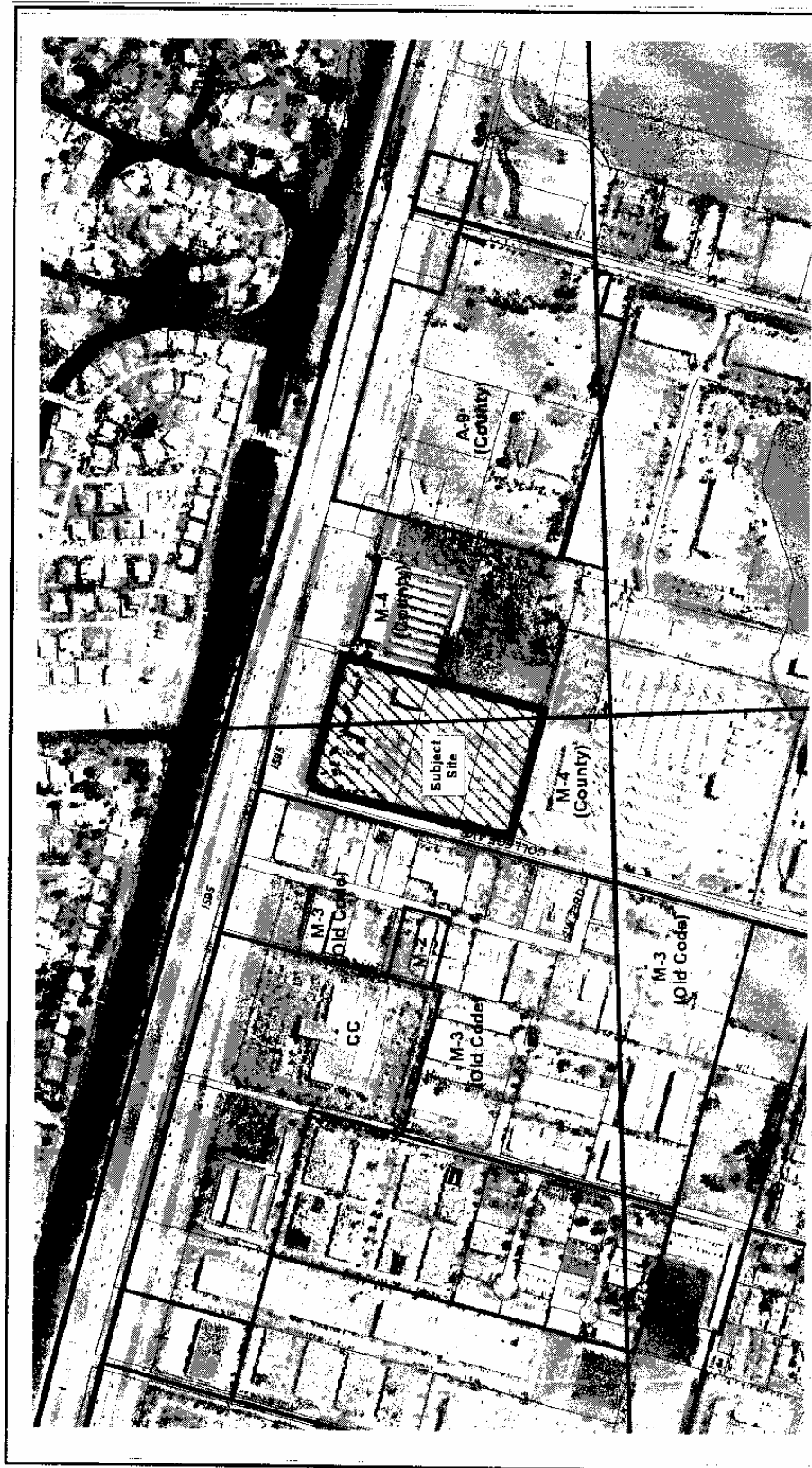
The Town of Davie  
Development Service Department  
Planning & Zoning Division



Site Plan Application  
SP 7-7-05 / NationsRent  
Future Land Use Plan Map

Prepared By: D.M.A.  
Date Prepared: 2/21/06

Exhibit 5 (Aerial, Zoning, and Subject Site Map)

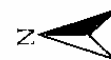


Site Plan Application  
SP 7-7-05 / NationsRent  
Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.  
Date Prepared: 2/21/06



The Town of Davie  
Development Service Department  
Planning & Zoning Division



500 0 500 1000 Feet

Scale